

# VILLAGE OF SWANTON

## Planning Commission Meeting Minutes

March 5, 2019 • 6:30 p.m.

The meeting was called to order at 6:35p.m. Roll call was taken; those present included: Mr. DeGood, Mr. Erdman, Mr. Dzyak, Mr. Young, Mayor Roth, Mr. Brown, Code Enforcement and Mrs. Hoelzle, Village Administrator.

*Mayor Roth moved to approve the February 5, 2019 Meeting Minutes, with Mr. Erdman seconding. No discussion. Roll Call vote. ALL YES Motion carries 5-0.*

The first substantive item on the agenda was review of variance request at 102-104 N. Main Street. Mr. Benfield, of Benfield Wines, was present to speak on behalf of the application. Mr. Benfield indicated he and his wife have been in business for 1.5 years running it out of their home. He believes moving their winery from their home to downtown Swanton will be good for the downtown and make it a destination.

Mr. DeGood asked about the business model. Mr. Benfield indicated that the rear of the building will be where the wine is made and the front of the building will be the tasting room, serving, and sale. Further, Mr. Benfield discussed that the barrels he needs for his product would only arrive by truck three or four times a year.

Mr. Young asked if there would be any storage any of supplies or materials outside. Mr. Benfield indicated nothing would be stored outside.

Finally Mr. Benfield indicated that their wish for the long term is to remodel the second floor into a banquet room.

*Mr. DeGood moved to grant the variance request of §150.132(A) to allow the selling of alcohol as a permitted use for this property, with Mayor Roth seconding. Roll Call vote. ALL YES Motion carries 5-0.*

The second substantive item on the agenda was review of variance request at 117 Lincoln. Mr. Barner was present to discuss his variance request of §150.059 in which he desires to erect a car port which would project into front or side yard.

Mayor Roth stated her comments about line of sight and safety issues. Mr. DeGood asked if the area will be paved and Mr. Barner indicated it would be paved. Mr. Dzyak asked if the sides of the car port will be open and Mr. Barner indicated that the west side will be closed.

*Mr. DeGood moved to grant the variance request of §150.059 to allow car port to project into the yard, with Mr. Young seconding. Roll Call vote. Mr. DeGood, Mr. Young, Mr. Dzyak, and Mayor Roth- YES. Mr. Erdmann voted NO. Motion carries 4-1.*

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### Zoning Staff Report

The first item on the Zoning Staff Report related to the property at 203 W. Airport. Mr. Jeff Pilliod was present to speak on a topic: placing display storage units on property. Intent is not to sell on property but have a sign to indicate contact information if interested in purchase. There may be change out of units as they sell; therefore the units maybe “temporary”. Discussion ensued and Planning Commission had no issue with the company owning the property displaying the units if they so desired.

The next item on the agenda was discussing the priority for Zoning Code Amendments. Planning Commissions wishes to focus in this order: parking facility, signage, and definitions.

Finally, there was conversation about construction standards within the Village of Swanton. Mrs. Hoelzle indicated there is a document she came across upon her arrival to the Village a few years ago. Not much detail on who created it. Planning Commission wishes to also review construction standards.

*Mr. DeGood made moved to adjourn the meeting, with Mayor Roth seconding. Motion carried 5-0.*

Adjournment at 7:40p.m.

*RdG.*

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Mr. Roger DeGood